



CHICAGO TITLE
CANADA

Top 10 Reasons to Title Insure

WITH CHICAGO TITLE INSURANCE COMPANY CANADA

Top 10 Reasons to Title Insure with Chicago Title Insurance Company Canada!

1. **BOTH POLICIES** - Lender and Owner policies purchased together are less expensive than having to purchase or update a Survey or Real Property Report.
2. **MITIGATE RISK FOR YOUR PRACTICE** - Protection in the owner and lender title insurance policies supports the legal work you do on each file. As a best practice, if your client declines the owner policy, have them sign a waiver as they will not benefit from the lender's coverage.
3. **GAP COVERAGE** - This coverage allows you to close on time. All financial institutions want title insurance for their lender policies.
4. **FRAUD** - Protect your homeowners and lenders from the stress and expenses related to mortgage fraud and identity theft. Title insurance also covers the legal costs to get their interests back.
5. **WORK ORDERS AND ENCROACHMENTS** - Protect your homeowner from costly unknown defects.
6. **ONE TIME FEE** - Unlike home and auto insurance, title insurance is a one-time fee that protects the homeowner and is valid for as long as they own their house. It's the cheapest insurance you'll find.
7. **NO DEDUCTIBLE** - No deductible is paid should there be a claim made due to a loss suffered. There is no restriction on the number of claims made. Coverage is available up to the face value of the policy (plus inflationary coverage up to 200%).
8. **PROPERTY TAX COVERAGE** - The Vendor may owe property taxes, which were not disclosed. Title insurance protects you from having to pay the Vendor's property tax obligation.
9. **POSSIBLE COVERAGE OVER KNOWN DEFECTS ON TITLE** - Coverage is customizable. Call for support. On a case by case basis, we work to provide your transaction with the maximum coverage.
10. **WILLS and ESTATES** - When preparing or updating a client's will, be sure to check that they have title insurance coverage in place. If not, you should recommend obtaining an existing owner policy. The Homeowner policy is transferable to the beneficiary.